

HIGHLANDS - DOUGLASS NEIGHBORHOOD PLAN



EXECUTIVE SUMMARY
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DECEMBER 2005

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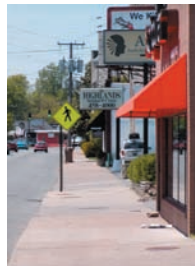
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Highlands-Douglass Neighborhood Vision Statement

In the year 2020, Highlands-Douglass remains a stable residential neighborhood noted for the diversity of its residents, housing types and architectural styles. Care has been taken to preserve the historic character of the neighborhood including the park-like nature of its tree lined streets.

Reinvestment in neighborhood infrastructure including an expanded transportation network of sidewalks, trails, bike paths and bike racks, and well maintained streets, has created a safer, more unified neighborhood, and has encouraged an upward trend in owner occupied housing.

Neighborhood residents continue to benefit from the mix of vibrant, stable, retail uses along the Bardstown and Taylorsville Road corridors that have been carefully integrated into the residential fabric through compatible buildings and parking. Highlands-Douglass is equally enriched by the symbiotic relationships it has forged with the many community resources and organizations located throughout the neighborhood including its connections (physical and emotional) to neighboring Cherokee Park and the success of an active, well established neighborhood association.



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Introduction

Highlands-Douglass is one of a string of neighborhoods that emerged during the early 20th century as growth moved outward from Louisville's central business district. The original core of the neighborhood was an estate of approximately 200 acres known as "Woodbourne", assembled during the 1830s by Starks Fielding, a Mississippi cotton planter. Today, the area consists of a vibrant mix of residential, commercial, and institutional uses, and is considered one of Louisville's most sought after areas to live, work, and play. The neighborhood is generally bounded by Speed Avenue (north), Cherokee/Seneca Park (east), Eastern Avenue (south), and Bardstown Road (west) (see Figure 1).

There have been growing concerns among residents that encroachment and/or expansion of higher intensity land uses, increased traffic and speeds, inconsistent maintenance by property owners, and aging or inadequate public infrastructure may begin to threaten the character and integrity of the neighborhood. The purpose of this plan is to establish guidelines for future development and or redevelopment that may occur within the neighborhood that will preserve and enhance the quality of life for all existing and future Highlands-Douglass residents. This plan provides recommendations to further the ongoing efforts to protect and preserve the historic neighborhood character of Highlands-Douglass as well as to stimulate and support redevelopment in the area.

The Highlands-Douglass neighborhood plan process began in the spring of 2004 with the appointment of a neighborhood task force and the selection of a planning consultant who together identified key issues and areas of interest within the community.

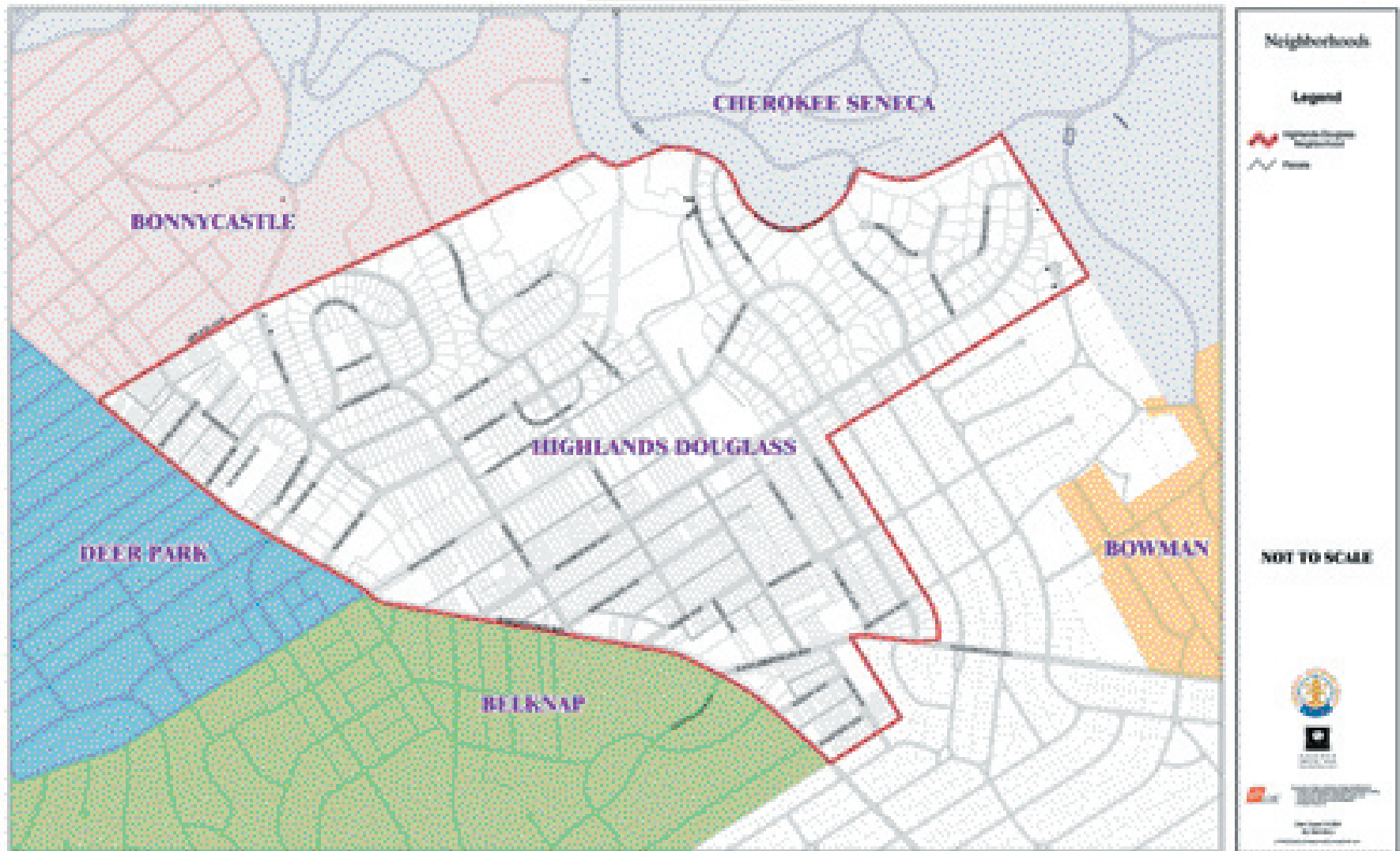
The purpose of this plan is to provide recommendations to protect and enhance the distinct character of the area and to guide future development/redevelopment in a manner consistent with that character. The Highlands-Douglass Neighborhood Plan documents the physical, social, and historical composition of the community. It also proposes solutions to current problems and suggests recommendations for future development. Research prepared and relied upon for adoption of Cornerstone 2020, the Comprehensive Plan for Louisville Metro, is considered to still be valid and was relied upon in the adoption of the Highlands-Douglass neighborhood plan.

Each neighborhood plan is required to include certain basic plan elements. These elements include a neighborhood identity narrative, a vision statement, a land use/community form component, a mobility component, a plan implementation section, and an executive summary. The plan may also contain optional components to address issues unique to each neighborhood.

The plan implementation section contains specific recommendations relative to each of the plan components. The recommendations are organized into three general categories--infrastructure/capital improvements, policy/programmatic elements, and Cornerstone 2020/Land Development Code changes.

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The Highlands-Douglass Neighborhood Plan is to be used as a guide in consideration of future land use, zoning, area capital improvements, and policy decisions. Adoption of the Executive Summary, including the vision statement and the recommended changes to Cornerstone 2020 and the Land Development Code will allow Highlands-Douglass to maintain its character and encourage growth consistent with the community's vision for the future.



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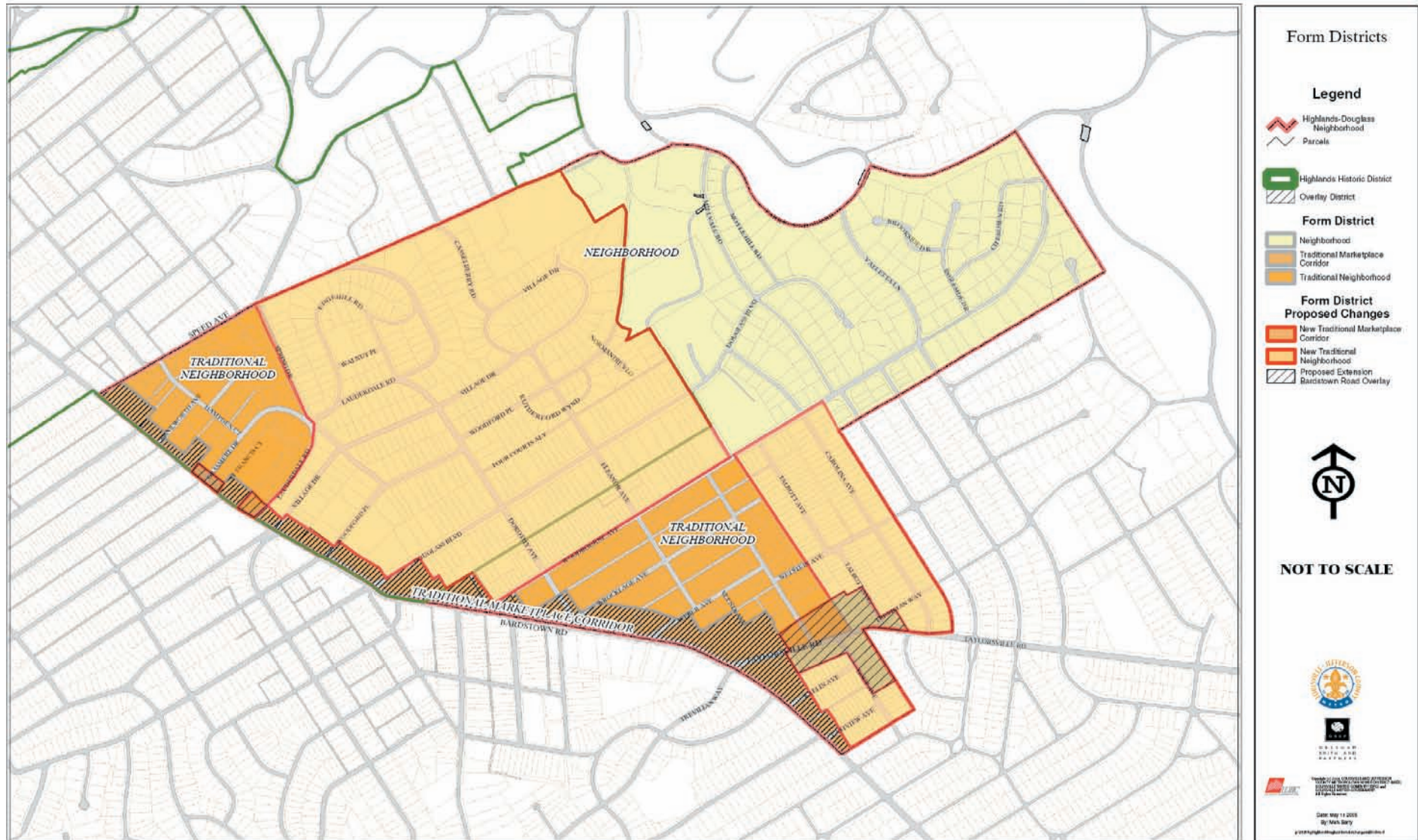
Neighborhood Pattern and Form Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU1. Revise Traditional Neighborhood Form District to include portions of the neighborhood currently designated as Neighborhood Form (<i>Form Districts Changes Map</i>)	Louisville Metro Planning Commission	Short
LU2. Expand the boundaries of the Traditional Marketplace Corridor to include Taylorsville Road up to the beginning of residential property areas (<i>Form Districts Changes</i>)	Louisville Metro Planning Commission	Short
LU3. Expand the Bardstown Road Overlay District to include the property at 2001 Lauderdale Rd. on the north side of Bardstown Road within the Highlands-Douglass neighborhood currently missing from District. (<i>Form Districts Changes</i>)	Louisville Metro Planning Commission Louisville Metro Inspections, Permits & Licensing (IPL) Louisville Metro Council	Short
LU4. Extend the Bardstown Road Overlay District standards a suitable distance down major cross streets from Bardstown Road to provide an appropriate transition from higher to lower intensive uses.	Louisville Metro Planning Commission	Medium
LU5. Pursue an Area-wide Rezoning to match the current land use pattern and density (i.e., R-4 zoning) for the section of the neighborhood in the Neighborhood Form District, zoned R-5, and not proposed as “New Traditional Form District” (<i>Form District Changes Map</i>).	Louisville Metro Planning Commission	Medium
LU6. Review and revise as needed the infill standards within the Land Development Code for the Neighborhood Form District to increase architectural compatibility of new and/or redevelopment of residential property.	Louisville Metro Planning Commission	Medium

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Form District Changes Map

Highlands-Douglass Neighborhood Plan



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Residential Land Use Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU14. Review and revise the Land Development Code infill development standards to ensure that infill development is consistent to adjacent buildings in height, scale & mass, building separation, and FAR.	Louisville Metro Planning Commission	Short
LU15. Review and strengthen parking standards and justification requirements for parking waivers to ensure that adequate parking is appropriately placed and provided	Louisville Metro Planning Commission	Short
LU16. Explore establishing basic architectural standards for development within the Traditional Neighborhood Form District (i.e., window sizes, window variety, shutters and lintels) to allow diversity while providing common, unifying elements	Louisville Metro Planning Commission	Long

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Commercial/Institutional Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU21. Restrict commercial development to sites with direct access to Bardstown or Taylorsville Road	Louisville Metro Planning Commission	Short
LU22. Use alleys as transitions between commercial/institutional uses and residential uses	Louisville Metro Planning Commission	Medium
LU23. Provide adequate and significant screening to adjacent residential structures including more immediate opaque landscape buffers, and other forms of screening to match the façade of the building	Louisville Metro Planning Commission	Medium
LU24. Review and strengthen parking standards and justification requirements for parking waivers to ensure that adequate parking is appropriately placed and provided	Louisville Metro Planning Commission	Short
LU25. Require shared/joint use parking in new mixed use development	Louisville Metro Planning Commission	Short
LU26. Develop standards to integrate parking with the residential use by preserving/recreating the block faces	Louisville Metro Planning Commission	Short
LU27. Require new or significantly expanded institutional uses to match residential forms (height, setback, and spacing)	Louisville Metro Planning Commission	Medium
LU28. Identify and develop basic architectural standards for non-residential development within the Traditional Neighborhood Form District (i.e., window sizes, window variety, shutters and lintels) to allow diversity while providing common, unifying elements.	Louisville Metro Planning Commission	Medium